Murdock & Wasley
ESTATE AGENTS

13 Hawker Drive

Brockworth, Gloucester, GL3 4ZJ

£49,000

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Murdock & Wasley Estate Agents are pleased to present this fantastic one-bedroom ground floor maisonette, available on a 35% shared ownership basis. The property features a bright open-plan kitchen and living area, bedroom and bathroom. Additional benefits include gas central heating, double glazing, NHBC guarantee, and one allocated parking space.

Entrance Hall
Accessed via composite double glazed door, power points, radiator, LVT flooring, two storage cupboards, airing cupboard housing the Ideal gas fired boiler. Doors lead off:

Open Plan Kitchen/ Diner/ Living Area
Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Space for fridge/ freezer, washing machine and dining table. Tv point, data points, two radiators, rear aspect upvc double glazed window.

Bedroom
Power points, radiator, front aspect upvc double glazed window.

Bathroom
Suite comprising panelled bath with shower attachment, low level wc, pedestal wash hand basin. Radiator, LVT flooring, upvc wall panelling.

Outside
To the outside of the property is one allocated off road parking space.

Tenure & Charges
Leasehold

99 years from new - 2023.

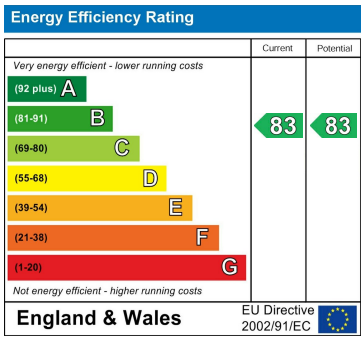
Charges:
On a 35% shared ownership basis, the monthly rent would be £262.20 pcm
We are advised there that there is a management charge of £48.38 pcm payable to Gloucester City Homes.

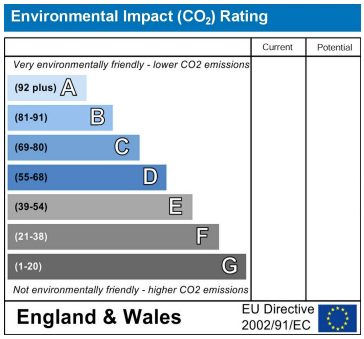
Agents Note
Once your home is purchased you will have the option to increase the amount of your shared ownership home that you own. This is called Staircasing and can be increased to 100%. The greater the share you buy in your home the less rent you will pay to your home. Ultimately, if you buy 100% of your home, you will become the outright owner, and will no longer need to pay rent.

Services
Mains water, gas, electricity and drainage.

Local Authority
Tewkesbury Borough Council
Council Tax Band: A

Awaiting Vendor Approval
Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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